MANISTEE CITY PLANNING COMMISSION

70 Maple Street P.O. Box 358 Manistee, Michigan 49660

MEETING MINUTES

March 2, 1995

The regular meeting of the Manistee City Planning Commission and two public hearings were held on March 2, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, R. Yoder.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, J. Gavlinski, K. Harless, D. Johnson, J. Lakos

R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator)

Denise Jensen (City Office)
Jake Kowalski (News Advocate)

Jim Kieszkowski

Bob Turek (Station WMTE)

PUBLIC HEARINGS:

Proposed Amendment to I-1 Cemetery

The Public Hearing was opened by Chairman R. Yoder at 7:00 PM. The purpose of the hearing was to obtain public input relative to proposed Zoning Ordinance changes to allow Cemetery as a Special Use in Land Use District I-1. Mr. Jim Kieszkowski presented plans by Oak Grove Cemetery to construct a mausoleum on property owned by Oak Grove Cemetery in Land Use District I-1. He also discussed the history of their land ownership in the area. There were no general public objections to the proposed Zoning Ordinance changes. The hearing was closed at 7:20 PM.

Proposed Amendment to the High Risk Erosion Section

The Public Hearing was opened by Chairman R. Yoder at 7:20 PM. The purpose of the hearing was to obtain public input relative to a proposed Zoning Ordinance change relative to High Risk Erosion areas as defined by the Michigan Department of Natural Resources. Jon Rose discussed a proposed new Zoning Ordinance section entitled "High Risk Erosion Area Overlay Zone" which has been prepared and approved by a special Planning Commission committee. There were no general public objections to the proposed Zoning Ordinance changes. The hearing was closed at 7:30 PM.

SITE PLAN REVIEWS:

There were no site plan reviews on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

There were no citizen questions or concerns expressed at the meeting.

MINUTES:

It was moved by J. Lakos, supported by D. Johnson, that the minutes of the February 2, 1995 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Sign Ordinance:

Jon Rose advised that Tom Amor has completed a review of Planning Commission responses to Downtown Merchants Association comments on the draft Sign Ordinance. Mr. Rose will meet with Mr. Amor to discuss the results of his review.

LISC:

Jon Rose discussed results of the second LISC Committee meeting, and steps which will be taken to finalize the LIS content and computer presentation. Following the LISC meeting, K. Harless suggested additional content items related to Dial-A-Ride routes, election poll locations and garbage pick-up routes and schedules.

CITY UPDATE:

Jon Rose provided the following City update: the Corps of Engineers has opened bids for South pier work which is scheduled for next summer, final design work has been started on Maple and First Street area sewer separation and street improvements which will start after July 4th; and the first reading of the City Ordinance recodification and Mini-storage Zoning Ordinance amendment was made by the City Council.

D.D.A. REPORT:

Jan Gavlinski reported on the most recent DDA meeting. Riverfront Park cost estimates have been increased to \$800,000 which is over budget by a significant amount. Bids will be requested for submittal in June, or July at which time the actual design will be finalized to meet available funds. The DDA has established the following priorities:

- 1) Riverfront Park
- 2) Hyett Palma recommendations
- 3) and 4) Parking and Streetscape

ZONING BOARD OF APPEALS REPORT:

There was no meeting during the past month.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

There was no meeting during the past month. Jon Rose reported on several minor building improvement projects which have been reviewed and approved by his office.

ORDINANCE COMMITTEE REPORT:

The proposed ordinance changes associated with mini-storage buildings and public warehouse facilities were reviewed.

NEW BUSINESS:

Land Use District I-1 Zoning Amendment:

Following discussion, a motion was made by K. Harless, supported by J. Gavlinski to table the issue until the best method for revising the Zoning Ordinance can be determined. The motion passed. A poll of Planning Commission members indicated a unanimous agreement that a change should be made to allow Cemetery use as a Special Use in Land Use District I-1. D. Johnson and R. Franckowiak abstained from the informal poll, and the vote on the motion due to conflict of interest.

High Risk Erosion Zoning Amendment:

Following discussion, a motion was made by R. Franckowiak, supported by J. Lakos to recommend that the City Council approve the March 1, 1995 High Risk Erosion Area Overlay Zone (Bluffline Version) change to the Zoning Ordinance. The motion passed unanimously.

WORK SESSION:

There was no work session on the meeting agenda.

ADJOURNMENT:

There being no further business, it was moved by D. Johnson, supported by J. Gavlinski, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:15 PM.

MANISTEE CITY PLANNING COMMISSION

Ronald C. Bauman, Secretary

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